076.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,210,100 / 1,210,100
					USE VALUE:	1,210,100 / 1,210,100
					ASSESSED:	1,210,100 / 1,210,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POKRESS MATTHEW C & SHAILEEN
Owner 2:	
Owner 3:	
Street 1:	51 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	M & H INVESTMENT GROUP INC -
Owner 2:	-
Street 1:	230 SYCAMORE ST
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains .604 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Vinyl Exterior and 3180 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	26329.000	583,000	500	626,600	1,210,100
Total Card	0.604	583,000	500	626,600	1,210,100
Total Parcel	0.604	583,000	500	626,600	1,210,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.53 /Parcel: 380.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48120

GIS Ref

GIS Ref

Insp Date 06/12/18

!6336!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	583,000	500	26,329.	626,600	1,210,100		Year end	12/23/2021
2021	101	FV	566,200	500	26,329.	626,600	1,193,300		Year End Roll	12/10/2020
2020	101	FV	566,100	500	26,329.	626,600	1,193,200	1,193,200	Year End Roll	12/18/2019
2019	101	FV	404,400	500	26,329.	581,900	986,800	986,800	Year End Roll	1/3/2019
2018	101	FV	202,600	500	26,329.	581,900	785,000	785,000	Year End Roll	12/20/2017
2017	101	FV	219,800	500	26,329.	510,300	730,600	730,600	Year End Roll	1/3/2017
2016	101	FV	219,800	500	26,329.	465,500	685,800	685,800	Year End	1/4/2016
2015	101	FV	207,600	600	26,329.	411,800	620,000	620,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:44:06

LAST REV

Date	Time
10/22/19	10:45:13
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6336

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
M & H INVESTMEN	71874-573	1	11/13/2018		1,225,000	No	No		
LEPORE VIRGINIA	69695-477		7/31/2017	Change>Sale	662,500	No	No		
LEPORE JOSEPH	29874-154		3/3/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	48120
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2019	719	Solar Pa	28,344	C				
10/24/2017	2014	Heat App	7,000	C				
9/21/2017	1233	Addition	200,000					
9/8/2017	1162	Inter-De	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	Permit Visit	DGM	D Mann
6/12/2018	Meas/Inspect	DGM	D Mann
2/17/2009	Meas/Inspect	345	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
10/13/1999	Meas/Inspect	266	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		26329		Sq. Ft.	Site		0	70.	0.34	12			Shape	-15	Topo	-20			626,630						626,600	

Total AC/HA:	0.60443	Total SF/SM:	26329	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	626,630	Spl Credit		Total:	626,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04772723
Const Adj.:	1.00999999
Adj $ / SQ:	137.567
Other Features:	144115
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584121
Depreciation:	1168
Depreciated Total:	582953

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

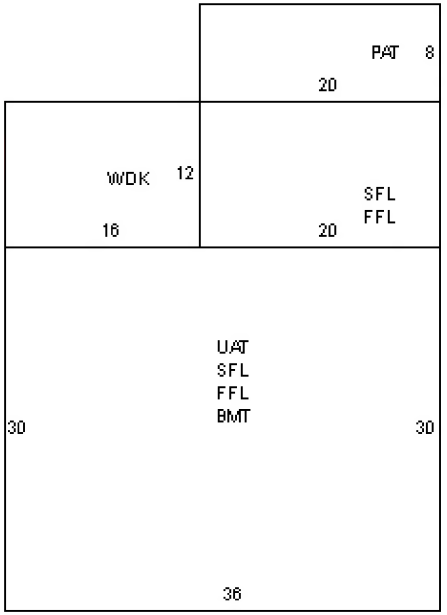
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.57
Special Features:	0	Val/Su Net:	134.27
Final Total:	583000	Val/Su SzAd	220.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	137.570	181,588
SFL	Second Floor	1,320	137.570	181,588
BMT	Basement	1,080	54.680	59,057
UAT	Upper Attic	270	55.030	14,857
WDK	Deck	192	11.320	2,174
PAT	Patio	160	4.640	742
	Net Sketched Area:	4,342	Total:	440,006
Size Ad	2640	Gross Area	5152	FinArea 3180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X14	A	AV	1997	5.60	T	17.6	101			500			500
2	Frame Shed	D	Y	1	8X10	A	AV	1997	0.00	T	17.6	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc